

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Hotel Phillips

AND/OR COMMON

Phillips House Hotel

2 LOCATION

STREET & NUMBER

106 W. 12th Street

CITY, TOWN

Kansas City

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

VICINITY OF #5 Hon. Richard L. Bolling

STATE

Missouri 64105

CODE
29

COUNTY

Jackson

CODE

095

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☐ OCCUPIED☐ UNOCCUPIED☒ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☒ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

George T. Slaughter, Joel Burr Jr., and William J. Cooley

STREET & NUMBER

c/o Sunn Hotels 106 West 12th Street

CITY, TOWN

Kansas City

VICINITY OF

STATE

Missouri 64105

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Office of Recorder of Deeds

Jackson County Courthouse, Kansas City Annex

STREET & NUMBER

415 East 12th Street

CITY, TOWN

Kansas City

STATE

Missouri 64106

6 REPRESENTATION IN EXISTING SURVEYS

TITLE (1)

Landmarks Commission of Kansas City, Missouri Survey

DATE (2)

Kansas City Registry case #0002-D

☐ FEDERAL ☐ STATE ☐ COUNTY ☒ LOCALDEPOSITORY FOR
SURVEY RECORDS

Landmarks Commission of Kansas City, Missouri

CITY, TOWN

City Hall-26th Floor East

414 East 12th Street Kansas City

STATE

Missouri 64106

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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**NATIONAL REGISTER OF HISTORIC PLACES
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HOTEL PHILLIPS

CONTINUATION SHEET

ITEM NUMBER 6 PAGE 1

(3) Missouri State Historical Survey
Department of Natural Resources
P.O. Box 176
Jefferson City

State

Missouri 65102

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Phillips House Hotel, 106 West 12th Street, Kansas City, Missouri, is a twenty story (plus lower level), skyscraper structure constructed of steel and brick and designed in the Jacobethan style. Constructed in 1929-1931, the primary facade faces south, secondary facade faces east. The north and west facades are unarticulated.

EXTERIOR

Over-all dimensions

The building is rectangular in plan and massing consisting of twenty stories including a mezzanine and lower level. Seventy-five feet of the building and tract line Baltimore Avenue and 138.25 feet line 12th Street with grade level rising from Baltimore to 12th Street.

Construction Materials and Colors

The hotel tower is of steel frame construction faced with common bond pressed brick with buff colored terra cotta tiles and sculptural ornamentation on the mezzanine through twentieth floor. The first story is faced with polished mottled brown marble.

Openings

The surface of the structure is articulated by a series of decorated bays arranged symmetrically. The east facade consists of a triple center bay having three windows on each floor united by terra cotta facing, flanked by a single bay on either side. The triple bay is supported by an arch covering the mezzanine and third floor and terminates in a quadruple window with arch and projecting sill at the nineteenth and twentieth stories.

The south facade is articulated in a similar manner. From west to east it consists of two undecorated bays, a double bay united by terra cotta facing, a single undecorated bay, double decorated bay, a single undecorated bay, a double decorated bay, two undecorated bays - schematically: A A B A B A B A A. Supporting arches and terminating arches and sills are as described for the east facade.

All windows are double hung sash windows, one over one floors four through twenty, nine over nine on mezzanine and second floor.

The entrance is located in the center of the south facade and is modern.

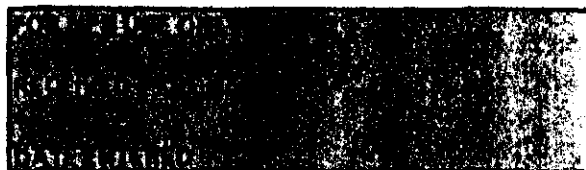
Decorative Details

The surface is richly decorated with molded buff colored terra cotta panels consisting of the following:

1. Quoining on floors four through eighteen.

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HOTEL PHILLIPS

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2. Entablature surmounting the third floor consisting of one double arch on the east facade and three double arches on the south facade supported by pilasters with decorated capitals. These arches are of Jacobethan style with an S-curves terminating in a point. The relief sculpture of the arches and the tympana is deeply molded and includes a woman's head, scallop shells, and a crest with the monogram HP as well as a wealth of curvilinear motifs.

Also part of the entablatures are rectangular panels with a diamond surrounded by vegetal motifs and a cornice supported by brackets.

3. Flower boxes under second story windows.
4. String course moldings between seventeenth and eighteenth and eighteenth and nineteenth floors.
5. Cut corners with sculptural decoration.
6. Decorative arches on twentieth floor with pilasters and an elliptical, projecting window sill.
7. Rectangular panels of vegetal motifs on window spandrels floors four through eighteen.
8. Two flag pole holders on south facade.

Cast metal decoration consists of the following:

1. Interlace pattern on window mullions of mezzanine and third floor.
2. Rectangular panels set into entablature above third floor with an urn in the center flanked by Chimeras on either side.
3. Projecting decorative elements at southeast corner alternating floors three through nine.

The hotel consists of 450 guest rooms, lobby, restaurants and banquet room.

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Lobby

The lobby is a two story high space supported by rectangular columns which are covered with antiqued decorative plaster painted to imitate wood set into tan, polished marble. The ceiling is covered with black glass which reflects the columns and gives the appearance of a much loftier space than the actual two stories. A double staircase leads to the mezzanine level with balcony and metal and wood railing surrounding the lobby on three sides. Entrance is from between the two staircases. Above the arched entrance is a pedistal supporting a gilt statue of a winged female figure. Walls are covered with recessed walnut panels, on second level, marble on first. Decorative features include triple walnut arch behind desk with mailboxes and clock set into carved wood panels on west wall, polished brass elevator doors and post box on east wall, and multiple cylinder chandeliers.

Banquet Room

A banquet room is located on the west mezzanine level. Decorative features include beaded crystal chandeliers and molded plaster wall and ceiling decoration.

Restaurant

A restaurant called the "Sir Loin Room" is located on the lower level, richly decorated with walnut wall paneling and ceiling beams in a modified Jacobethan style.

ALTERATIONS

Exterior

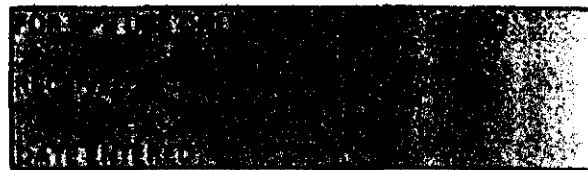
Entire first floor has been remodeled including entrance to the hotel and the addition of a store on the Baltimore Avenue facade.

Interior

Marble lobby floor has been covered by carpeting. Blue formica covered panels were added below mezzanine floor to accomodate light fixtures. All guest rooms have been altered.

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CONDITION

The condition and maintenance of the exterior, lobby and restaurant are excellent. The banquet room has cracked paint and plaster on the ceiling. All guest rooms are being remodeled.

PRESENT STATUS

At present the guest rooms are being remodeled. There is no immediate threat of demolition to the hotel, but various plans for the redevelopment of 12th Street may affect it.

SITE

The hotel is located on the Northwest corner of Baltimore Avenue and 12th Street on a sloping site. To the west is a surface parking lot, to the north is a three story commercial structure. This location is in the heart of Kansas City's central business district.

8 SIGNIFICANCE

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1929-1931

BUILDER/ARCHITECT Elmer R. Boillot & Jesse F. Lauck

STATEMENT OF SIGNIFICANCE

The Phillips House Hotel is architecturally significant because it embodies the distinctive characteristics of a type and period in the development of the architecture in Kansas City. When built, in 1931, it was the tallest hotel in Kansas City.¹ The decade of the 1930's was a period of growth in Kansas City's central business district and the skyline visible today was formed largely at that time by the construction of its skyscrapers. All of these were richly ornamented with sculptural decoration, many with molded terra cotta. The Phillips House is a particularly fine, well preserved example of that type and period in the formation of Kansas City's architecture. The richness of the exterior sculptural decoration is not surpassed by other buildings constructed at that time and the lobby, with its innovative use of black reflective glass to enhance the space, is unique in Kansas City. The hotel has been placed on the Kansas City Registry of Landmarks (case #0002-D).

HISTORICAL DATA

Charles E. Phillips commissioned the architectural firm of Boillot & Lauck to design the hotel in 1929.² Phillips, president of the hotel company, had come to Kansas City when he was 15 from his farm home in New Cambria, Missouri.³ He was responsible for the construction of a number of large apartment buildings in the Country Club District⁴ in Kansas City and many of these were designed by the firm of Boillot & Lauck.

Phillips built his hotel on the site of the old Glennon Hotel which had housed President Harry S. Truman's haberdashery; the Glennon was razed to make room for Phillips' new hotel⁵ which was built to serve the convention business. The property had originally been leased to Phillips on January 22, 1929 for a term of 99 years, until January 31, 2028 by Louis Oppenstein of the firm of Oppenstein Brothers. The Hotel Phillips opened its doors on February 23, 1931 as the tallest hotel building in Kansas City. At that time it also was distinguished for having a radio receiver in every room.⁶ It closed April 30, 1971 and was remodeled at a cost of \$500,000. It reopened October 10, 1972 as the Phillips House, still part of the Oppenstein firms' holdings. On May 3, 1976 Rockhurst College took title to the Phillips House as a gift from the Oppenstein Brothers Charitable Foundation.⁷ Rockhurst continued guest facilities in the hotel and used it for evening courses and seminars, but these were not well attended. An October, 1977 the College sold the property to its present owner. The hotel is now closed and plans for its reopening are not certain.

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ARCHITECTS

Elmer R. Boillot and Jesse F. Lauck of the architectural firm of Boillot & Lauck were well known in Kansas City at the time they were commissioned to design The Hotel Phillips. They executed many high-rise apartment buildings of steel and brick including "The Walnuts" (1929-1930) in a Jacobethan style; Unity Village (1927-1929), a complex of Italian Renaissance style buildings in the Kansas City suburb of Lee's Summit; and a number of high-rise apartments on the Country Club Plaza which were named for poets: "Longfellow", "Lowell", "Carlyle", "Field", and "Browning" and which were commissioned by Charles E. Phillips and designed by Boillot and Lauck in the 1920's.⁹

The Hotel Phillips has been designated a local Landmark in the city of Kansas City, Missouri. It is being nominated to the National Register of Historic Places because it has particular historic, aesthetic, and architectural significance. The qualities enumerated above, present in The Hotel Phillips, display integrity of design, location, setting, materials and workmanship that reflect the community's history, aesthetic values and architecture. It embodies distinctive characteristics of a type: the luxury skyscraper used in hotel design; a period: the 1930's when much high-rise building occurred in Kansas City which formed its present day appearance and skyline; and method of construction: the steel frame tower, sheathed in brick with terra cotta embellishment of exceptional quality.

The survey of Missouri's historic sites is based on the selection of sites as they relate to theme studies in Missouri's history as outlined in "Missouri's State Historic Preservation Plan." The Hotel Phillips, therefore, is being nominated to the National Register of Historic Places as an example of the theme of "Architecture".

FOOTNOTES

1. Mrs. Sam Ray, "Hotel Phillips...tallest in 1931," Kansas City (Missouri) Times, 5 February 1972.
2. Building Permit No. 15562 dated 1929, City Hall - 18th Floor South, 414 E. 12th Street, Kansas City, Missouri, 64106
3. Ray, op. cit.

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4. Ibid.
5. Joe Roberts, "Phillips Hotel Sold; Buyers Renovate," Kansas City (Missouri) Star, 19 October, 1977.
6. Kansas City (Missouri) Star, 15 February 1931.
7. Roberts, op. cit.
8. Kansas City, A Place in Time, Landmarks Commission Members of Kansas City Missouri, 1977, p. 248.
9. Kansas City (Missouri) Star, 3 April 1927, p. 1D; Kansas City (Missouri) Star, 17 November 1929, p. 1D.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. Kansas City Star, 2 March 1930.
2. Kansas City Times, 15 February 1931.
3. Kansas City Star, 23 March 1941.
4. Kansas City Times, 5 February 1972.
5. Kansas City Times, 19 October 1977.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1 acre

QUADRANGLE NAME Kansas City ; Mo - Kan

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 11,5 13,6,3,0,0,0 4,3,2,8,8,0

B

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Lots 11, 12, 13, Block 20, Ashburn Addition, a subdivision of Kansas City, Missouri.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
-------	------	--------	------

STATE	CODE	COUNTY	CODE
-------	------	--------	------

11 FORM PREPARED BY

NAME/TITLE

J. Joan L. Michalak, Architectural Historian

ORGANIZATION

(Historic Kansas City Foundation)

DATE

18 April 1979

HOME STREET NUMBER

4540 Pennsylvania Ave.

HOME TELEPHONE

816-753-5096

CITY OR TOWN

Kansas City

STATE

Missouri 64111

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Director, Department of Natural Resources,
and State Historic Preservation Officer

DATE

FOR USE ONLY

HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

KEEPER OF THE NATIONAL REGISTER

DATE

CHIEF OF REGISTRATION

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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PAGE 1

2. James M. Denny, Editor and State Contact Person
Department of Natural Resources, Office of Historic Preservation
P.O. Box 176
Jefferson City
- 314/751-4096
Missouri 65102

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



U.S.G.S. Quadrangle
"Kansas City, Mo.-Kan."
N3900-W9430 / 7.5
Scale: 1 : 24,000

Hotel Phillips
15 / 363000 / 432880

HOTEL PHILLIPS

COUNTY:

Jackson

LOCATION:

106 W. 12th St.

OWNER:

George T. Slaughter, Joel Burr, Jr.,

ADDRESS:

William J. Cooley

c/o Sunn Hotels, 106 W. 12th St.

Kansas City

DATE APPROVED BY A.C.:

April 27, 1979

DATE SENT TO D.C.:

May 7, 1979

DATE OF REC. IN D.C.:

May 10, 1979

DATE PLACED ON NATIONAL REGISTER:

June 4, 1979

DATE CERTIFICATE AWARDED
(AND PRESENTOR):

December 6, 1979

Mayor Richard Berkley

DATE FILE REVIEWED:

The Phillips House Hotel is architecturally significant because it embodies the distinctive characteristics of a type and period in the development of the architecture in Kansas City. When built, in 1931, it was the tallest hotel in Kansas City. The decade of the 1930's was a period of growth in Kansas City's central business district and the skyline visible today was formed largely at that time by the construction of its skyscrapers. All of these were richly ornamented with sculptural decoration, many with molded terra cotta. The Phillips House is a particularly fine, well preserved example of that type and period in the formation of Kansas City's architecture. The richness of the exterior sculptural decoration is not surpassed by other buildings constructed at that time and the lobby, with its innovative use of black reflective glass to enhance the space, is unique in Kansas City. The hotel has been placed on the Kansas City Registry of Landmarks.

Hotel Phillips 1
Kansas City, Missouri
Photographer: Joan L. Michalak
April, 1979
Neg. Loc.: Sunn Hotels
106 West 12th Street
Kansas City, Missouri 64105

View of exterior from southeast.



Hotel Phillips 2
Kansas City, Missouri
Photographer: Joan L. Michalak
Neg. Loc.: Sunn Hotels
April 1979
106 West 12th Street
Kansas City, Missouri 64105

View of exterior from southeast.



3

Hotel Phillips
Kansas City, Missouri
Photographer: Joan L. Michalak
April, 1979
Neg. Loc.: Sunn Hotels
106 West 12th Street
Kansas City, Missouri 64105
View of south facade.



THE PHILLIPS HOUSE

Calabria

Hotel Phillips 4
Kansas City, Missouri
Photographer: Joan L. Michalak
April, 1979
Neg. Loc.: Sunn Hotels
106 West 12th Street
Kansas City, Missouri 64105

Detail of mezzanine and third floor
windows and entablature above



Hotel Phillips 5
Kansas City, Missouri
Photographer: Joan L. Michalak
April, 1979
Neg. Loc.: Sunn Hotels
106 West 12th Street
Kansas City, Missouri 64105

Ornamented bay of South facade.



Hotel Phillips 6
Kansas City, Missouri
Photographer: Joan L. Michalak
April, 1979

Neg. Loc.: Sunn Hotels
106 West 12th Street
Kansas City, Missouri 64105

Detail of terra cotta embellishment,
south facade.



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Hotel Phillips
Kansas City, Missouri
Photographer: Joan L. Michalak
April, 1979

Neg. Loc.: Sunn Hotels
106 West 12th Street
Kansas City, Missouri 64105

Detail of entablature showing metal panel
with Chimeras, south facade.



Hotel Phillips
Kansas City, Missouri
Photographer: Joan L. Michalak
April, 1979
Neg. Loc.: Sunn Hotels
106 West 12th Street
Kansas City, Missouri 64105
View of female statue, mezzanine level of
Lobby



9

Hotel Phillips
Kansas City, Missouri
Photographer: Joan L. Michalak
April, 1979

Neg. Loc.: Sunn Hotels
106 West 12th Street
Kansas City, Missouri 64105

View of Desk, north wall



10

Hotel Phillips

Kansas City, Missouri

Photographer: Joan L. Michalak

April, 1979

Neg. Loc.: Sunn Hotels

106 West 12th Street

Kansas City, Missouri 64105

General View of lobby looking east



11

Hotel Phillips

Kansas City, Missouri

Photographer: Joan L. Michalak
April, 1979

Neg. Loc.: Sunn Hotels

106 West 12th Street

Kansas City, Missouri 64105

General view of "Sir Loin Room" restaurant



12

Hotel Phillips
Kansas City, Missouri
Photographer: Joan L. Michalak

April, 1979

Neg. Loc.: Sunn Hotels
106 West 12th Street
Kansas City, Missouri 64105

Banquet room.



Hotel Phillips 13
Kansas City, Missouri
Photographer: Joan L. Michalak
April, 1979
Neg. Loc.: Sunn Hotels
106 West 12th Street
Kansas City, Missouri 64105
Detail of chandelier, lobby



